

TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES

AUGUST 5, 2014

Town Hall
Meeting Room
6:30pm

Members Present: Lance Muir, Carl Masler, Angela Piersimoni, Jim Ormiston, Scott Esty, Bob Byland, Dave Seely

Members Absent: None

Staff: Tim Gilbert, Brenda Belmonte

Guests: John Hunter, Robert Bonnell, John P. Mustico, Robert Switala, Mark Watts

Minutes

July 1, 2014

**Motion by Esty, seconded by Ormiston to approve the minutes of July 1, 2014,
Discussion, None, Motion Carries 5-0, with Seely and Byland abstaining.**

PUBLIC HEARING

**Mark Watts Subdivision
2866 State Route 352
Tax Parcel #76.00-2-30**

Chair Muir opened the public hearing at 6:30pm noting it had been duly published in the Star Gazette.

Speaking for: Attorney John Mustico and Mark Watts are present to speak for the proposal and to answer any questions.

Speaking against: None

Public hearing closed at 6:33pm

RESOLUTION P-2014-20
MARK WATTS SUBDIVISION/FINAL
TAX PARCEL #57.03-2-1 (57.01-1-26.1)

Resolution by: Esty
Seconded by: Piersimoni

WHEREAS, this Board has received an application for subdivision review on June 16, 2014; and

WHEREAS, this Board, as per Town of Big Flats Code 16.08.030(D), has discussed the preliminary plot plan as submitted, consisting of dividing one lot into two proposed lots; and,

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board's review as lead agency; and

WHEREAS, the Planning Board will consider the Short Environmental Assessment Form and other materials submitted by the applicant in support of the proposed action, and verbal commentary during the Planning Board's meetings pertaining to the review and evaluation of the proposed action; and

WHEREAS, this Board held a Public Hearing on Preliminary Plan on August 5, 2014 at the request of the applicant; and

BE IT THEREFORE RESOLVED, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, as such the Planning Board issues a Negative Declaration; and

FURTHER RESOLVED, the Town of Big Flats planning board hereby accepts the proposed 2 lot subdivision as **FINAL**; also, include typical conditions of final approval as follows:

- A. The applicant shall submit one (1) Mylar and four (4) paper copies to Code and Planning
- B. The applicant shall file the approved subdivision plat with the Chemung County Clerk within (62) sixty-two days from the date of endorsement
- C. Failure of the applicant to file the final plat with the County Clerk within (62) sixty-two days shall cause such final approval to expire pursuant to Section 16.08.040(J) of the Town Municipal Code
- D. All documents shall be prepared at the expense of the applicant, as required by the Planning Board Rules and Regulations Governing the Subdivision of Land

E. Applicants shall provide documentation indicating legal right of way to the property.

CARRIED: AYES: Muir, Esty, Masler, Piersimoni, Ormiston, Byland, Seely

NAYS:

Dated: Tuesday, August 5, 2014

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Lance Muir

Chairman, Planning Board

RESOLUTION P-2014-21

Camping World RV Sales Preliminary/Final Site Plan

Arnot Mall / Chambers Road

Tax Parcel 58.03-1-1.11

Resolution by: Esty

Seconded by: Ormiston

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval to permit an RV sales event located off Chambers Road, Tax Parcel 58.03-1-1.11 on July 18, 2014; and

WHEREAS, the property is located in the Business Regional (BR) district, and

WHEREAS, the proposed action is to be located in the Arnot Mall parking lot, (Sections; 326-316-273-192) on Chambers Road, and

WHEREAS, vehicle sales is a use permitted under site plan approval and upon grant of a special permit by the Town Board, and

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Town Board has decided to undertake a coordinated review with the Town of Big Flats Town Board and act as lead agency; and

WHEREAS, the Planning Board has considered the Short Environmental Assessment Form and other materials submitted by the applicant in support of the proposed action,

has considered the comments of its staff pertaining to the review and evaluation of the proposed action as a Negative Declaration; and

NOW, THEREFORE BE IT RESOLVED that the Town of Big Flats Planning Board grants Final Approval of the Site Plan as submitted with the following conditions:

- Approval of Special Permit by the Town Board
- SEQRA determination by the Town Board
- Hours of Operation shall be limited to hours within the times of 6:00 am EST and 11:00 pm EST
- The dates of the sales event shall be August 22, 2014 –Aug 24, 2014
- The applicant may begin moving vehicles onto the site three days prior to the sale, August 19, 2014
- All vehicles shall be removed and the site shall be returned to original condition no later than August 27, 2014
- Operational lighting shall follow the schedule of the plaza
- All signage shall comply with Town of Big Flats Municipal Code Chapter 17.52
- Applicant shall adhere to the site layout as depicted on the approved Site Plan

CARRIED: AYES: Muir, Masler, Piersimoni, Ormiston, Esty, Byland, Seely
NAYS:

Dated: Tuesday, August 5, 2014
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
LANCE MUIR
Chairman, Planning Board

RESOLUTION P-2014-22
HIGHER HOPE SUBDIVISION
PRELIMINARY PLAT
TAX PARCEL #66.04-1-63.11/ Maple Street

Resolution by: Esty
Seconded by: Piersimoni

WHEREAS, this Board has received an application for subdivision review on July 18, 2014; and

WHEREAS, this Board, as per Town of Big Flats Code 16.08.030(D), has discussed the site plan as submitted, consisting of dividing one lot into two proposed lots; and,

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board's uncoordinated review as lead agency; and

WHEREAS, the Planning Board will consider the FULL Environmental Assessment Form and other materials submitted by the applicant in support of the proposed action, and the comments of its staff and verbal commentary during the Planning Board's meetings pertaining to the review and evaluation of the proposed action; and

WHEREAS, that the Planning Board of the Town of Big Flats made a determination August 5, 2014, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, thereby issuing a Negative Declaration; and

WHEREAS, this Board hereby authorizes the Code and Planning Office to schedule a Public Hearing on Preliminary Plan for September 2, 2014 at the request of the applicant; and

BE IT THEREFORE RESOLVED the Town of Big Flats planning board hereby accepts the proposed 3 lot subdivision as preliminary approval; also include typical conditions of final approval as follows:

- A. The applicant shall submit one (1) Mylar and four (4) paper copies to Code and Planning
- B. The applicant shall file the approved subdivision plat with the Chemung County Clerk within (62) sixty-two days from the date of endorsement
- C. Failure of the applicant to file the final plat with the County Clerk within (62) sixty-two days shall cause such final approval to expire pursuant to Section 16.08.040(J) of the Town Municipal Code
- D. All documents shall be prepared at the expense of the applicant, as required by the Planning Board Rules and Regulations Governing the Subdivision of Land
- E. Applicants shall provide documentation indicating legal right of way to the property.

CARRIED: AYES: Esty, Masler, Piersimoni, Ormiston, Byland, Seely, Hunter

NAYS:

Dated: Tuesday, August 5, 2014
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

**Motion by Seely, seconded by Masler, to adjourn at 6:55pm, Discussion, None,
Motion Carries 7-0.**

Meeting Adjourned at 6:56pm